

Concerning local government involvement in promoting affordable housing, 55.5% of respondents disagreed or strongly disagreed that such involvement is needed while 54.1% agreed or strongly agreed that private interests should be involved in this regard.

Concerning additional multi-family/condominium development in Town, 62.4% agreed or strongly agreed that such development should be prohibited west of U.S. 158 (Croatan Highway).

A policy identical to the policy which follows was included in the 1993 Update but the strategies for its implementation were not fully carried out by the Town as it did not create a residential only zoning district and a village commercial zoning district.

POLICY

The Town will continue its three-tier approach to land use and housing mix, with land use west of U.S. 158 reserved primarily for detached single family residential use, restrictive zoning guidelines for land use east of NC 12 and highest and best use zoning districts between the two highways at the North and South ends of the Town.

IMPLEMENTATION STRATEGY

The Town will continue to staff a full-time Planning and Development Department with personnel capable of enforcing land use and building regulations. The Town will continue to evaluate the applicability of the three-tier approach and study changes as necessary. The Town will consider the creation of a residential only zoning district, a resort-residential only zoning district (allowing short term rentals), and a village commercial zoning district within the next five years.

29. **Building Heights**

BACKGROUND

In 1982, the Board of Commissioners adopted a construction moratorium on buildings in excess of 35 feet. The prevailing opinion was that the Town should endeavor to preserve a low profile skyline, especially along the oceanfront. As a result, a compromise set of regulations was drafted and adopted that limit building heights